

Title

ORDINANCE NO. 649

AN ORDINANCE AMENDING CERTAIN SECTIONS OF
ORDINANCE NO. 469 OF THE CITY OF LODI AND
ADDING THERETO A NEW SECTION ESTABLISHING
A COMMERCIAL-PROFESSIONAL OFFICE DISTRICT

The City Council of the City of Lodi does ordain as follows:

SECTION 1. Section 3.18 of Ordinance No. 469 is hereby amended to read in full as follows:

Section 3.18 COURT: An open space, other than a required yard, which is bounded on one or more sides by buildings of a dwelling group, and which provides access to a public street for the dwelling units therein.

SECTION 2. Section 3.22 of Ordinance No. 469 is hereby amended to read in full as follows:

Section 3.22 DWELLING GROUP: Two or more detached dwelling buildings occupying a lot in one ownership and facing upon a court or a public street.

SECTION 3. Paragraphs 1, 2 and 3 of Section 5.3 of Ordinance No. 469 are hereby amended to read in full as follows:

1. Front Yard: Not less than twenty (20) feet to the front line of the main building. See General Provisions and Exceptions in Section 12.4, paragraph 6 for cases where at least forty (40) per cent of a block is developed with building's.

2. Side Yard: A minimum of five (5) feet except that for corner lots the side yard on the street side shall be increased to a minimum of ten (10) feet unless paragraph 5, Section 12.4 applies, and provided further, that any carport or garage must be set back not less than twenty (20) feet from the street property line.

3. Rear Yard: The depth of the rear yard shall not be less than ten (10) feet, except that for corner or reversed corner lots the rear yard may be reduced to seven and one-half ($7\frac{1}{2}$) feet, or to a minimum of five (5) feet when the lot rears to an alley.

SECTION 4. Paragraph 2 of Section 7.1 of Ordinance No. 469 is hereby amended to read in full as follows:

2. Multiple-Family Dwellings and Dwelling Groups subject to the area limitations hereinafter prescribed.

SECTION 5. Paragraph 2 (b) of Section 7.2 of Ordinance No. 469 is hereby amended to read in full as follows:

(b) For Multiple-Family or Group Dwellings:

A minimum of 4,000 square feet for the first dwelling unit in each detached building and 2,000 square feet for each additional dwelling unit with a minimum lot width of 50 feet for each four dwelling units or fraction thereof.

SECTION 6. Paragraphs 1, 2 and 3 of Section 7.3 of Ordinance No. 469 are hereby amended to read in full as follows:

1. Front Yard: Same as in the R-1 District as provided in Section 5.3.

2. Side Yard: Same as in the R-1 District as provided in Section 5.3.

3. Rear Yard: Same as in the R-1 District as provided in Section 5.3.

SECTION 7. Paragraphs 2 (a) and 2 (b) of Section 8.2 of Ordinance No. 469 are hereby amended to read in full as follows:

(a) For one-family dwellings the minimum lot size shall be at least 4,000 square feet with a minimum lot width of 40 feet.

(b) For Multiple-Family or Group Dwellings: A minimum of 4,000 square feet for the first dwelling unit in each detached building and 1,000 square feet for each additional dwelling unit in a one-story building and 500 square feet for each additional dwelling unit in a multi-story building with a minimum lot width of 50 feet.

SECTION 8. Paragraphs 1, 2 and 3 of Section 8.3 of Ordinance No. 469 are hereby amended to read in full as follows:

1. Front Yard: Same as in the R-1 District as provided in Section 5.3.

2.

2. Side Yard: Same as in the R-1 District as provided in Section 5.3.

3. Rear Yard: Same as in the R-1 District as provided in Section 5.3.

SECTION 9. There is hereby added to Section 8 of Ordinance No. 469 a section to be numbered 8A to read as follows:

Section 8A C-P ~~COMMERCIAL-PROFESSIONAL~~ OFFICE DISTRICT:
The following regulations shall govern except as other wise provided in Section 12 herein.

Section 8A.1 PERMITTED AND PROHIBITED USES:

1. All uses allowed in the R-3 District are permitted with the requirements for use permits removed.

2. Institutions of an educational or philanthropic nature are permitted.

3. Business and professional offices such as accountant, architect, attorney, contractor, doctor, dentist, engineer, insurance agent, real estate broker, stock broker, travel agent, finance company, bank, chiropractor, governmental agency, and drive-in offices; beauty shops and barber shops are permitted.

4. Prohibited uses include retail and wholesale business which involve the sale, processing, or repair of materials or goods on the premises or the use of equipment other than ordinary office machines. Examples are drug store, TV repair shop, printing shop, dry-cleaning pick-up station, reducing salon or health studio, commercial recreation facility, and assembly halls. Any uses not specifically permitted are prohibited.

Section 8A.2 HEIGHT AND AREA:

1. Building Height Limit: Two stories and not to exceed 35 feet.

2. Building Site Area Requirements: For dwellings, the provisions shall be the same as in the R-4 District as provided

in Section 8.2 herein. For other permitted types of buildings, the minimum lot size shall be that sufficient to provide the yard areas and parking spaces required, but in no case shall a lot contain less than 4,000 square feet.

Section 8A.3 MINIMUM YARDS:

1. For dwellings, the provision shall be the same as in the R-4 District as provided in Section 8.3 herein.

2. For other permitted buildings, the following minimum yards shall govern:

(a) Front Yard: Same as in the R-4 District as provided in Section 8.3.

(b) Side Yard: No side yard is required except that on lots adjacent to a residential zone, a five (5) foot yard shall be observed. On corner lots, a minimum yard of ten (10) feet is required on the street side of the lot.

(c) Rear Yard: Same as in the R-4 District as provided in Section 8.3.

3. Land Coverage: The above minimum yards shall be increased where necessary so that in no case shall the maximum coverage of the land by the main buildings and any accessory buildings exceed fifty (50) per cent of the total area of the lot.

Section 8A.4 SPECIAL REQUIREMENTS FOR THE C-P ZONE:

1. Lots adjacent to a residential zone shall, upon development of the lot for non-residential purposes, be screened with a solid fence or wall six feet in height for the length of the boundary line between the two districts, excluding a required front yard or street side yard where the property shall be landscaped or screened by a 3½-foot solid fence or wall.

2. Signs shall be limited to one square foot of sign for each five lineal feet of commercial frontage with the maximum size of any one sign being twelve square feet. The use of neon-type, flashing, or moving signs is prohibited.

3. All non-residential operations shall be conducted within buildings.

4. Any exterior lighting shall be directed away from nearby residential zones.

SECTION 10. Paragraph 3 (a) of Section 10.3 of Ordinance No. 469 is hereby amended to read in full as follows:

(a) When a lot in a C-2 District sides upon a lot in any Residence District, the side yard on that side shall be at least five (5) feet. A side yard, if provided, shall be at least five (5) feet in any case.

SECTION 11. Paragraph 6 of Section 12.4 of Ordinance No. 469 is hereby amended to read in full as follows:

6. Front Yard Exceptions: Where lots comprising forty (40) per cent or more of the frontage in a block have front yards varying in depth not more than six (6) feet, then the minimum front yard required for the remaining lots shall be equal to the average of the front yard depths of such developed lots within the six (6) foot variation; provided, that this regulation shall not be so interpreted as to require a front yard of more than thirty (30) feet, and further, that for a lot, both sides of which are developed with buildings, the front yard need not be more than the average of the front yards of the adjoining lots. In no case shall a garage or carport be located closer than twenty (20) feet to the street property line. Where a building line is officially established in any block, the front yard requirements shall be deemed to be the distance from the said building line established. In cases where no front yard is required in Commercial and Industrial Districts an addition to an existing dwelling for business use may occupy the front yard of the said dwelling.

SECTION 12. Paragraphs 1, 2 and 3 of Section 12.6 of Ordinance No. 469 are hereby amended to read in full as follows:

1. A dwelling group shall be considered as one building for the purpose of determining minimum yard requirements.

2. Each building of a dwelling group which does not front upon a public street shall face a court opening directly to the street. The minimum width of the court shall be 10 feet plus the required yard if the buildings are arranged along one side of the court and shall be 20 feet if the buildings are on opposite sides of the court.

3. Minimum distances between buildings of a dwelling group shall be 10 feet if buildings are arranged side by side and 20 feet if arranged in any other manner.

SECTION 13. This ordinance shall be published one time in the "Lodi News-Sentinel," a daily newspaper of general circulation printed and published in the City of Lodi, and shall be in full force and take effect thirty days from and after its passage and approval.

Approved this 17th day of June, 1959.

Attest: *Beatrice Garibaldi* *Fred M. Brown*
BEATRICE GARIBALDI, City Clerk FRED M. BROWN, Mayor

I, Beatrice Garibaldi, City Clerk of the City of Lodi and ex officio clerk of the City Council of said City, do hereby certify that the foregoing Ordinance No. 649 was regularly introduced in the City Council of said City on June 3, 1959 and was thereafter, on the 17th day of June, 1959, passed, adopted and ordered to print by the following vote:

Ayes: Councilmen - Culbertson, Katzakian, Mitchell,
Robinson and Brown

Noes: Councilmen - None

Absent: Councilmen - None

I further certify that said Ordinance No. 649 was approved and signed by the Mayor on the date of its passage and has been published pursuant to law.

Beatrice Garibaldi
BEATRICE GARIBALDI, City Clerk

